

MIDWEST LAND GROUP PRESENTS

153 ACRES IN

WILSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WILSON COUNTY RECREATIONAL TRACT

Located just on the outskirts of Fredonia, Kansas, you'll find this expansive 153 +/- acre farm. Conveniently situated off the well-maintained Harper Road, accessing this property is a breeze. Whether you're a recreational enthusiast or a cattle rancher looking to expand, this farm has something for everyone. With over half of the land covered in dense timber and bedding areas, it provides abundant opportunities for wildlife. The western 60 acres are filled with fescue, perfect for grazing, and even features a stocked pond. As you explore further into the heart of the farm, you'll

discover its true recreational value. Two generously sized stocked ponds offer ample water for fishing or setting up a couple of duck blinds. This region of Kansas is renowned for its exceptional deer hunting, and this farm presents an excellent chance to harvest a mature whitetail every year. Surrounded by fertile farmland and dense woodland, there are plenty of spots to establish food plots, enhancing your hunting success. From deer, duck, and turkey hunting to fishing, this farm truly ticks all the boxes. Contact Ben today to arrange a private tour or for more information.



PROPERTY FEATURES

PRICE: **\$494,497** | COUNTY: **WILSON** | STATE: **KANSAS** | ACRES: **153**

- Blacktop road frontage
- Deer hunting
- Duck hunting
- Turkey hunting
- 2 stocked fishing ponds
- Utilities available
- Mineral rights transfer
- 60 +/- acres of fescue
- 5 miles from Fredonia, KS
- 90 miles from Wichita, KS
- 100 miles from Tulsa, OK



153 +/- ACRES



DUCK HUNTING



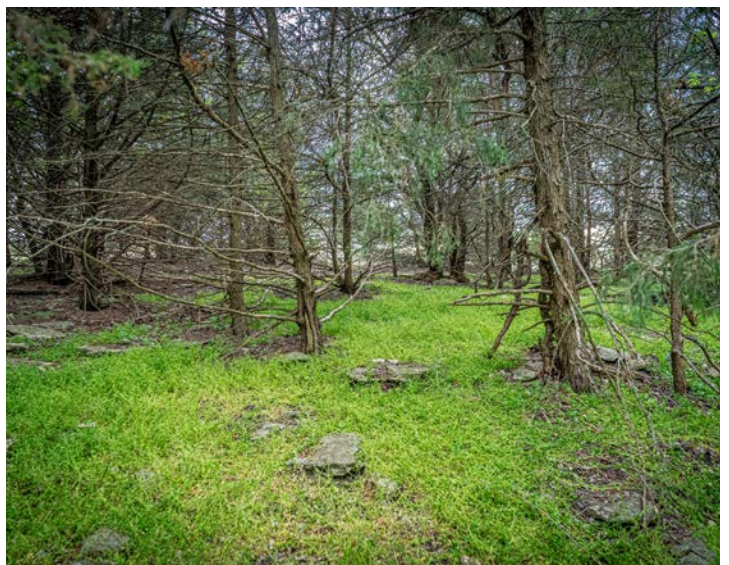
DEER HUNTING



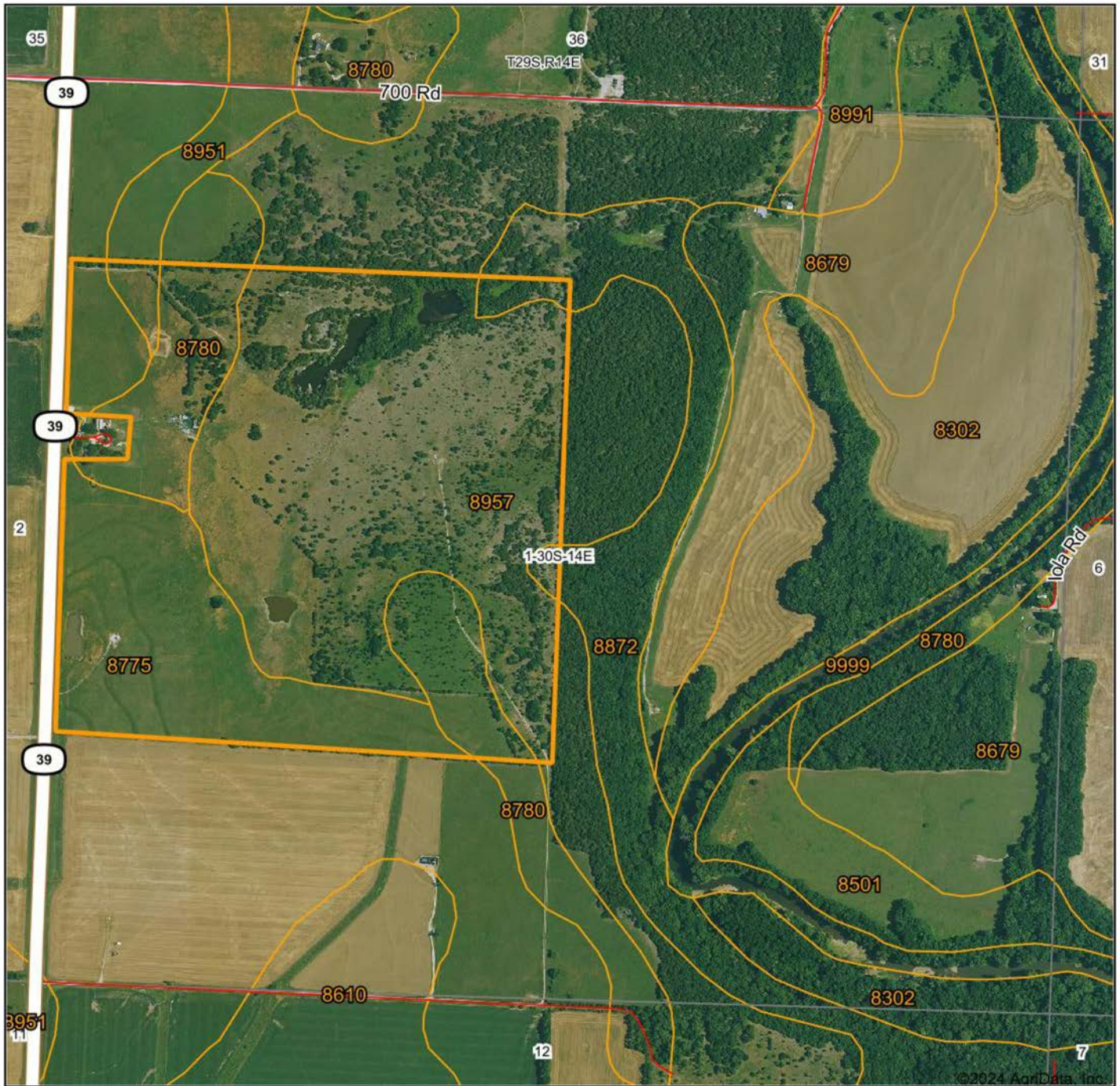
2 STOCKED FISHING PONDS



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 37° 27' 55.36, -95° 49' 44.5

0ft 828ft 1656ft



Maps Provided By:



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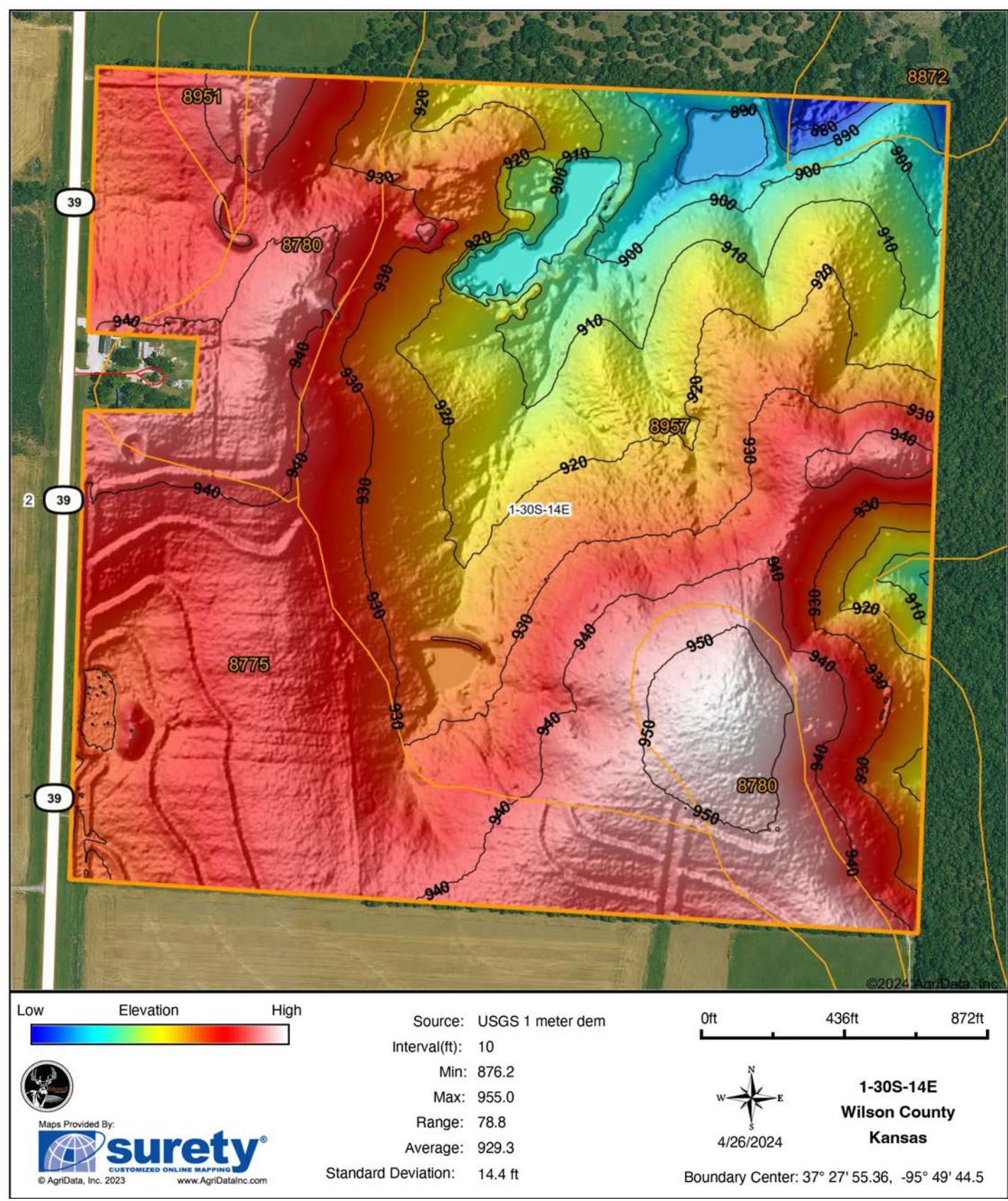
www.AgriDataInc.com

1-30S-14E
Wilson County
Kansas

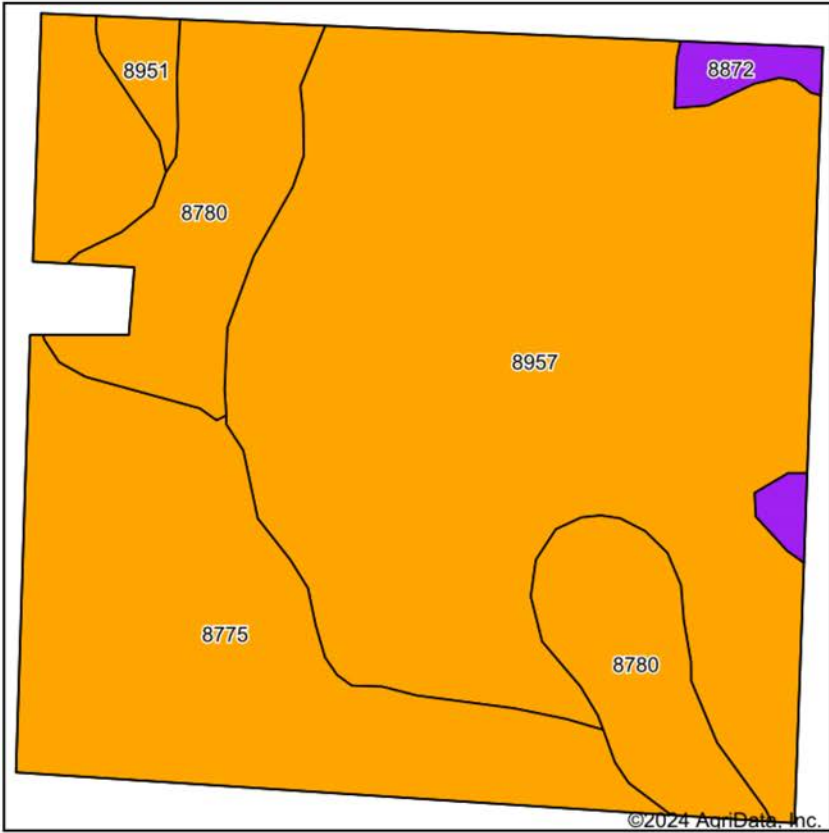


4/26/2024

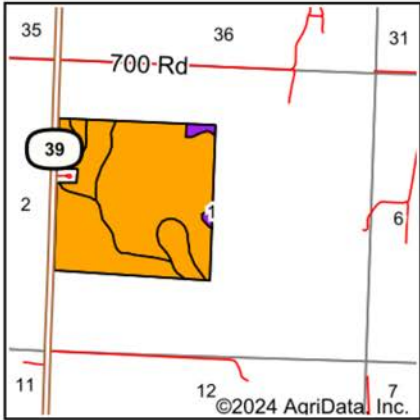
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Wilson**
Location: **1-30S-14E**
Township: **Talleyrand**
Acres: **151.45**
Date: **4/26/2024**



Maps Provided By:



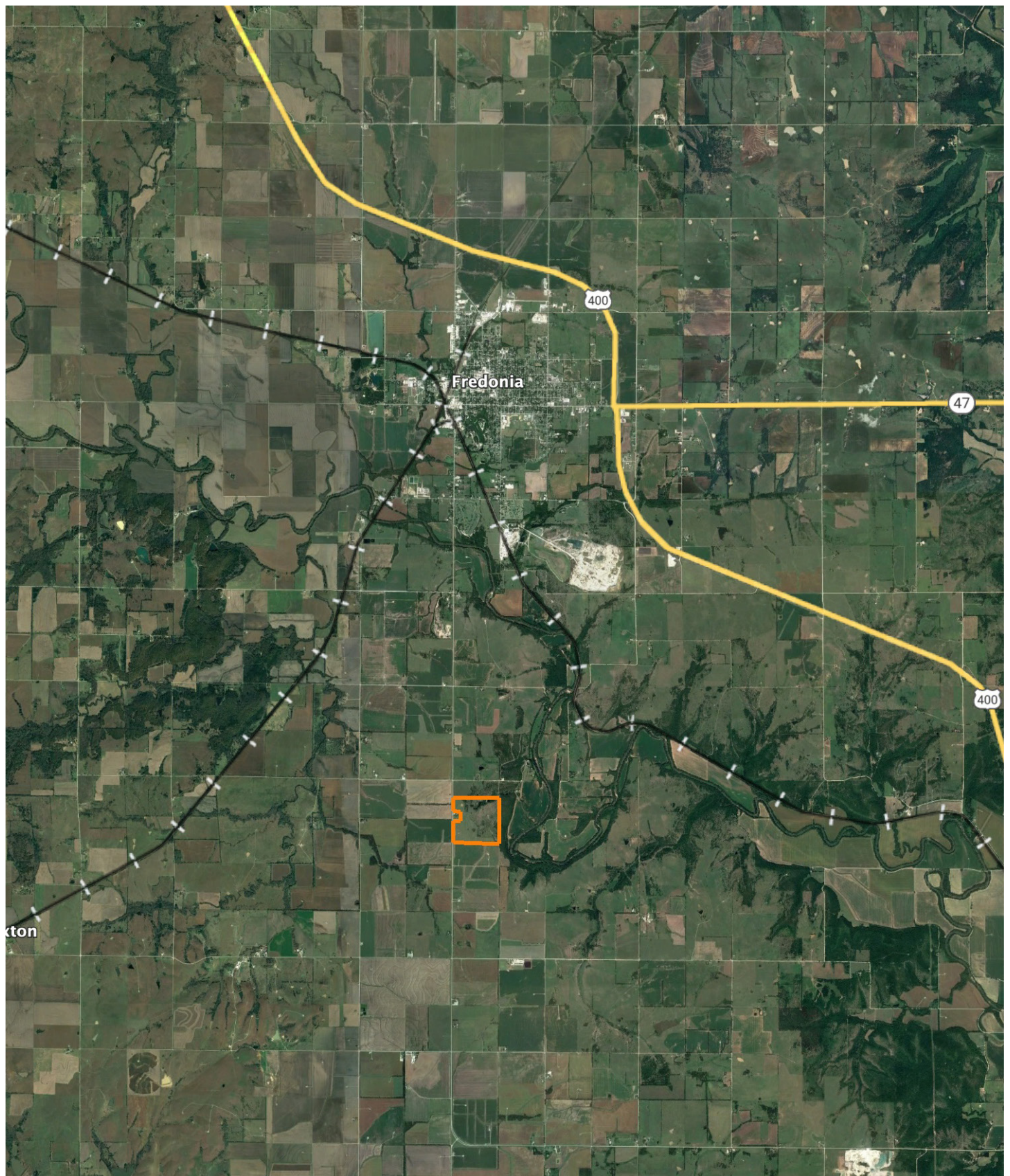
Area Symbol: KS205, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	84.37	55.7%		2.5ft. (Lithic bedrock)	IIle	3549	41	40	39	32
8775	Kenoma silt loam, 1 to 3 percent slopes	40.45	26.7%		5.7ft. (Lithic bedrock)	IIle	3888	59	56	58	59
8780	Kenoma-Olpe complex, 3 to 7 percent slopes	22.14	14.6%		5.7ft. (Lithic bedrock)	IIle	4441	57	55	53	53
8872	Ringo silty clay loam, 15 to 35 percent slopes	2.59	1.7%		2.1ft. (Paralithic bedrock)	VIIle	3865	11	11	11	7
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	1.90	1.3%		2.5ft. (Lithic bedrock)	IIle	4968	52	51	51	43
Weighted Average						3.07	3793.1	*n 47.8	*n 46.1	*n 45.8	*n 42

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



BEN JACKS, LAND AGENT
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